

PL 201600266

BOARD OF ADJUSTMENT
APPLICATION NO. 16-35

Applicant RB HOMES AND CONSTRUCTION Telephone (479) 586-3081
Address 414 South Arkansas St, Rogers AR 72786
EMAIL rbradberry21@yahoo.com
Property Owned By RB HOMES + Const. Telephone (479) 586-3081
Address 414 South AR ST Rogers AR 72786
Location of Property LOT 28, 2704 SKYLER CT Rogers AR 72758
Nature of Appeal:

1. Appeal from decision of enforcement officer: _____
2. Variance from zoning ordinance: Utility Eminent Domain & Setback reduction

Applicant Signature: _____

Along with application please submit:

A letter requesting the variance and stating the hardship or reason it's needed.

\$100 fee

Legal Description

Survey (Attach if necessary)

(Survey should show existing and proposed buildings, dimensions of property lines and distance from building to all property lines).

Present Zoning: RSF Date Filed: 7/5/16

Public Hearing Date: 7/18/16 Application Fee: \$100 CK # 1543

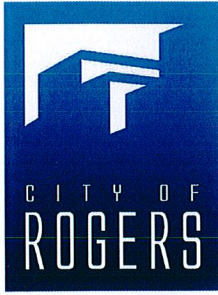
Decision of Board: _____

Date: _____

Secretary, Board of Adjustment

RB HOMES AND CONSTRUCTION

We are looking to move the house 5' toward the back to help gain the necessary room for the house for the lot. Lot 28, 2704 Skyler, is at the end of a cul-de-sac in the Madison subdivision and unfortunately is quite shallow from front to back. Again this 5' would allow us ample room to move forward.



City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas, 72756 • 479-621-1186
www.rogersar.gov

NOTICE OF APPLICATION FOR VARIANCE

Notice is hereby given that a hearing will be held in the City Hall Building at 301 West Chestnut on July 18, 2016 at 9:30 a.m. to consider the variance application by RB Homes and Construction under the provisions of the Zoning Ordinance of the City of Rogers, for a variance to allow a rear setback and utility easement reduction from 20' to 15' for a house at 2704 Skyler Court in the city's RSF (Residential Single Family) zoning district, more particularly described as follows:

LEGAL DESCRIPTION:

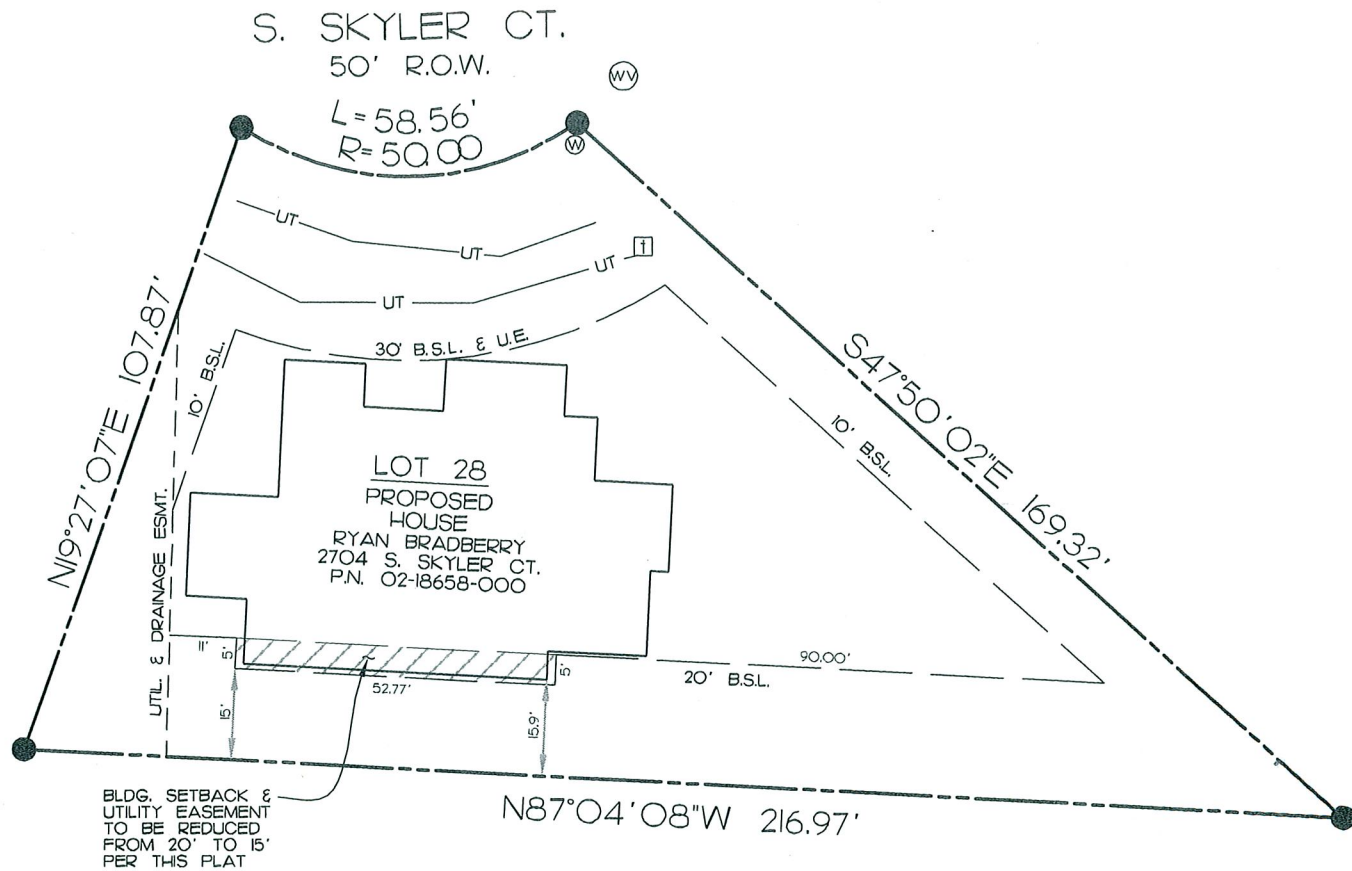
Lot 28, Final Plat of Madison Subdivision, Rogers, Benton County, Arkansas, as shown on Plat Record 2005 at Page 1135.

LAYMAN'S DESCRIPTION:

2704 Skyler Court

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **July 8, 2016**



A SCOTT DUNCAN
12375149
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
My Commission Expires 02-17-2020

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

5. BASIS OF BEARINGS: STATE PLANE NAD 83.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS FOR INSTALLATION OF UTILITIES.

DATE 6-14-16 OWNER QB

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF June 2016
Jimmie A. Scott Duncan
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/20

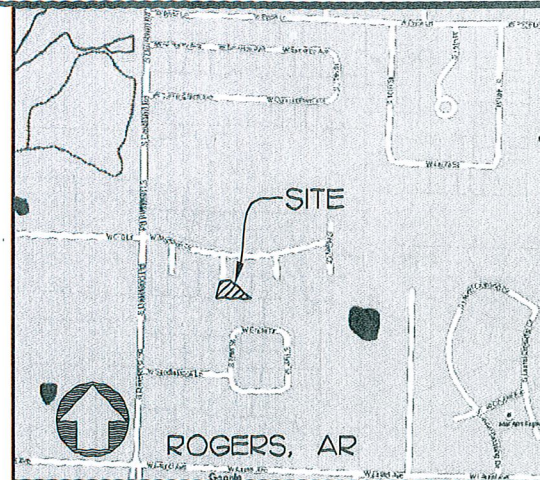
FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0270K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE 'X', AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT 'MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS', PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE 6-14-16

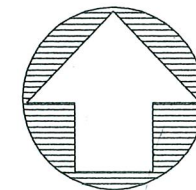


VICINITY MAP
(N.T.S.)

RECORDING INFORMATION

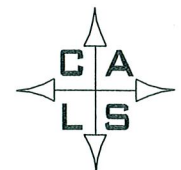
LEGEND

- FOUND REBAR
- TELEPHONE RISER
- ⊙ WATER VALVE
- ⊙ WATER METER
- UT — UNDER TELEPHONE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- - - EASEMENT LINE



0 30 60
SCALE 1" = 30 FEET

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 30'

DATE: 6-10-16

LOT 28 MADISON SUBDIVISION
BUILDING SETBACK REDUCTION
PLAT & UTIL. ESMT. RELEASE

2704 S. SKYLER COURT
ROGERS, BENTON COUNTY,
ARKANSAS

JOB # 16-073 DRAWN BY: ASD CHK'D BY: RJC PAGE 1 OF 1